



# Executive Airport Hangar

HIGH-END FINISHES | COMFORT & CONVENIENCE

76A, 51401 RR221, STRATHCONA CTY, AB

**FOR SALE**



NAI COMMERCIAL REAL ESTATE INC.  
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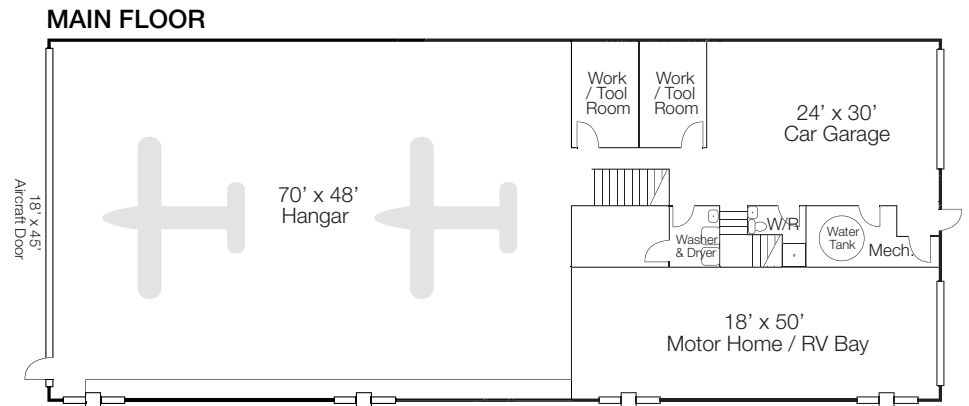
## The Opportunity

- Exceptional build quality featuring: two grade-level loading vehicle bays, a plane warehouse, residential suite, two washrooms, one bedroom, kitchen, theater room, office, two tool rooms, and a patio with storage for up to three aircraft
- Large Hydro-Swing plane door (opens over 90° with remote control)
- Concrete apron leading to taxiway, grade-level door bay, and concrete slab for shed at the rear
- Current income in place (*contact agent for details*)
- New twin, top condensate technology, NTI boilers, replaced in 2024, with in-floor heating system, a \$30,000 investment
- All fasteners on entire roof skin replaced in 2024
- Epoxy flooring in RV bay
- 410 sq.ft.± bonus mezzanine space with forklift access, plus 60 feet of upper and lower cabinets along the warehouse wall
- Airport taxiways removed and replaced, new asphalt in 2024 (*note: airport will be receiving a brand new runway in the near future, recently announced with a recent visit by Premiere Danielle Smith*)
- Open to VTB options for buyers

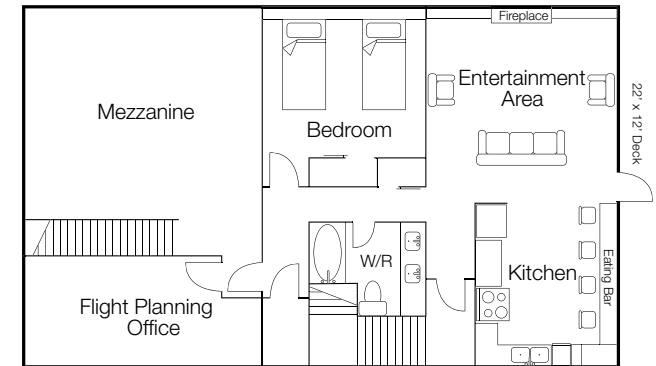


## Additional Information

ADDRESS	76A, 51401 RR22, Strathcona County, AB
BUILDING SIZE	5760 sq.ft.± Main Floor plus 900 sq.ft.± Pilots Lounge & Mezzanine
SITE SIZE	8,654 sq.ft.±
LEGAL DESCRIPTION	Condo Plan 1721695, Unit 76AC
ZONING	DC6 "B"
YEAR BUILT	2007
CEILING HEIGHT	18' clear
POWER	200 amp
LOADING	<ul style="list-style-type: none"> <li>• 45' x 18' Automatic Hydro-swing Aircraft Door</li> <li>• 12' x 14' RV Bay Door</li> <li>• 14' x 10' Car Bay Door</li> </ul>
PROPERTY TAXES	\$9,969 (2024 estimate)
SALE PRICE	\$920,000



**2ND FLOOR PILOT'S LOUNGE**



Floor plans are estimated only.





- Ceiling Fans and Exhaust Fans
- 1,250 Gallon Water Cistern
- Security System
- Vacuum System
- Central Air Conditioning
- Sump drains
- Kitchenette
- Living room
- LED lighting
- Mezzanine
- 1 GB high-speed internet
- Patio with twin awning and gas BBQ
- Twin boiler in-floor heating throughout
- Two tool bays
- Main Floor bar area with fridge & ice maker
- 17 KW Generac automatic standby generator
- Satellite TV
- Powered blinds throughout living area (with remote)

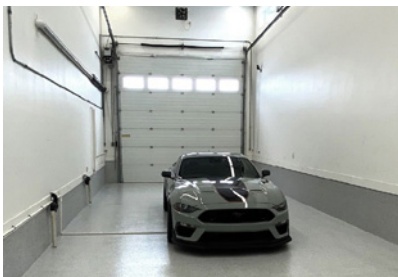


## Main Floor Hangar

HIGH-END FACILITY WITH CONVENIENT AMENITIES

This 120' x 48' hangar accommodates up to 4 aircrafts, with a build-out that includes:

- 900 sq.ft.± Pilot lounge
- Forklift accessible storage mezzanine
- Two work/tool rooms
- Shop wash-up room with washer/dryer
- Washroom with shower
- 24'x30' double garage
- 18'x50' motor home/RV bay



### FEATURES

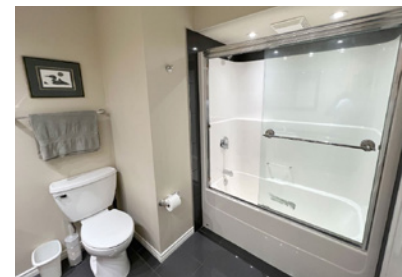
- One of only three lots at the airport capable of a hangar this deep
- 18'x45' hydraulic aircraft door with remote access while taxiing
- Built-in air lines/chuck connections
- Built-in pressure washer and central vac
- Oversized concrete aircraft apron
- 60' of cabinetry
- LED lighting throughout
- 200 amp electrical panel
- 8" concrete slab floor with in-floor heating throughout

## 2<sup>nd</sup> Floor Pilots Lounge

WELL APPOINTED WITH EXCELLENT FINISHES

The pilots lounge offers all the comforts of home:

- Fully equipped, high-end kitchen
- Entertainment area
- Pilots quarters with two Murphy beds
- Full bathroom
- Expansive deck overlooking the runway
- Power window blinds with remote



### FEATURES

- Rooftop aircraft radio antenna with base station in pilots lounge
- Eating bar in the kitchen with view of the runway
- High-end kitchen finishes and stainless steel appliances
- 80" flat screen TV and natural gas fireplace
- Roll-out awnings allow for complete deck coverage
- High speed internet and satellite TV
- Central air conditioning

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